



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TTY: Contact Through Relay
Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 57
Comm #: 53558-9448-00-A
BRRTS #: 02-13-000854
Site Name: Mobil Oil McFarland Terminal
Site Address: 4516 Siggelkow Rd, McFarland, 53558
Site Manager: Randy Maass
Address: 3911 Fish Hatchery Rd
City, State Zip: Fitchburg, WI 53711-5367
Phone: 608-275-3224
e-mail: randall.maass@wisconsin.gov
Bid Manager: Ralph N. Smith
Address: P.O. Box 8044
City, State Zip: Madison, Wisconsin 53708-8044
Phone: (608) 261-6543
e-mail: ralph.smith@Wisconsin.Gov

Bid-Start Date:	October 13, 2008
Questions must be received by (See Section 2 (B)):	October 27, 2008, 4:00 PM
Responses will be posted by (See Section 2 (B)):	November 14, 2008
Bid-End Date and Time:	November 28, 2008, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Xer-Lith Printing, 131 W. Wilson Street, Madison, WI 53703
Phone: (608) 257-8900 Fax: (608) 257-8900

SECTION 2 – Site-Specific Bid Requirements

General Comments

The site is a bulk petroleum facility located at 4516 Siggelkow Road in McFarland (BRRTS# 02-13-000854). There have been several releases and remedial activities at the site, beginning in 1978. This bid is primarily focused on petroleum contamination that is present in the vicinity of the loading racks in the southern part of the site. The bid also addresses requirements for additional monitoring of a 1985 release in the vicinity of a vapor recovery unit located north of the site office.

Temporary monitoring well TW-27, located a short distance northwest of the loading racks, had high concentrations of petroleum contamination (e.g., 12,800 ppb benzene) when sampled on 9/8/2006. Permanent well MW-16, installed in approximately the same location as TW-27, had high concentrations of petroleum contamination (e.g., 20,000 ppb benzene) when sampled on 12/17/2007. The source of this contamination is unknown.

Soil in the area of MW-16 is a mixture of clay, silty sand, sandy silt, and sand to a depth of 16 feet bgs. Groundwater at MW-16 is at a depth of approximately 10 to 12 feet bgs. Flow direction in the vicinity of MW-16 is typically to the southwest.

Minimum Remedial Requirements

1. Collect three quarterly rounds of groundwater samples from MW-11, MW-12, MW-15, MW-16, and MW-17. Analyze groundwater for PVOCs and PAHs at each of these monitoring wells. Measure the groundwater elevation at these five monitoring wells, plus at MW-2, MW-3R, MW-4, MW-7, MW-8, and MW-10. Determine hydraulic conductivity at MW-16. Measure free product thickness, if present at any monitoring well. If a measurable thickness of free product is present at any monitoring well, it shall be bailed, and disposed of properly.
2. Conduct an investigation to delineate the source of the groundwater contamination at MW-16. The source investigation shall consist of the installation of soil borings to depths adequate to collect groundwater samples. The sum of the length of the soil borings installed shall be a maximum of 200 feet. Assume for bid purposes it is for 200 linear feet. The soil borings must be continuously field screened, and sampled at appropriate depths based on the results of the field screening. Two soil samples from each boring, one in the upper four feet and one below four feet, shall be analyzed for PVOCs, PAHs, and lead. A groundwater sample from each boring shall be analyzed for PVOCs and PAHs. Determine the locations of utility and piping lines before installing the soil borings (this includes private utility location services). Prior to conducting the soil boring investigation, notify the DNR and Commerce project managers of the date that the borings will be installed.
3. Within 60 days of receipt of the results of the soil borings and the first round of groundwater monitoring, submit a brief report to DNR and Commerce. The report must include a map showing the soil boring locations, tables of the new soil and groundwater results from the soil borings, a table containing the new and historical results from MW-11, MW-12, MW-15, MW-16 and MW-17, a map of groundwater elevation at the eleven monitoring wells listed above, and the results of the hydraulic conductivity measurement at MW-16.

4. Within 60 days of completion of the third round of groundwater monitoring, submit a brief report to DNR and Commerce containing an updated table of groundwater results and maps of water elevations from the second and third rounds of monitoring.

Contingency Costs

- If the source delineation soil borings indicate that an additional monitoring well is needed to characterize source area groundwater contamination, install a NR 141 compliant monitoring well (including development, mob/demob, & commodity costs). Measure the hydraulic conductivity at this well. Installation, measurement of hydraulic conductivity, surveying, and groundwater monitoring of such a well will be treated as a contingency item of the bid.
- If free product is present, the DNR Project Manager and the Commerce Site reviewer may require, after review and prior approval, collection of initial LNAPL assessment parameters. These parameters are presented on pages 3-5 of Publication RR-787, "Assessment Guidance for Sites with Residual Weathered Product." Please be aware that laboratory availability may be limited. Additional shipping and sample preparation/disposal costs may apply.
- DNR and Commerce may approve an additional round of groundwater monitoring as a contingency item. This will include groundwater sampling for PVOCs and PAHs at MW-11, MW-12, MW-15, MW-16, MW-17, and at a source area monitoring well if such a well is installed. This also includes collection of groundwater elevations at the eleven wells outlined above in the minimum remedial requirements section of the text (twelve wells if a source area monitoring well is installed). Also included are costs for mob/demob, waste disposal, and per diem costs.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.

7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this

bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.

9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: Mobil Oil McFarland Terminal

COMMERCE #: 53558-9448-00

BRRTS #: 02-13-000854

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2760 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Mobil Oil McFarland Terminal

COMMERCE #: 53558-9448-00

BRRTS #: 02-13-000854

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	Collection and analysis of groundwater samples for PVOCs and PAHs for three quarterly rounds at MW-11, MW-12, MW-15, MW-16 and MW-17, and groundwater elevation data from eleven monitoring wells as described in the text of the bid. Includes LNAPL thickness data, including bailing and proper disposal of LNAPL, if present. Includes measurement of hydraulic conductivity at MW-16 and mob/demob.	\$	
2	Installation of a maximum of 200 linear feet of soil borings, and analysis of two soil samples and one groundwater sample from each boring as described in the text of the bid.	\$	
3	Preparation and submittal of a report containing the results of the soil borings and the first round of groundwater monitoring, as described in the text of the bid.	\$	
4	Preparation and submittal of a report containing the results of three rounds of groundwater monitoring, as described in the text of the bid.	\$	
5	Reporting and Regulatory Correspondence.	\$	
6	PECFA Claim Preparation.	\$	
7	Total Bid Amount.	\$	
CONTINGENCY COSTS (Will be Approved and Added to the Bid Cap as Needed) – see next page			

•	Contingency costs for installation of one NR 141 compliant monitoring well, and measurement of hydraulic conductivity, etc., as described in the text of the bid.	\$	
•	Contingency costs for collection & analysis of LNAPL assessment parameters, as described in the text of the bid.	\$	
•	Contingency costs for one round of groundwater sampling at five monitoring wells (six wells if a source area well is installed) for PVOCs + PAHs, plus groundwater elevation data at eleven wells as described in the text of the bid.	\$	